

**Regular Meeting
Board of Zoning Appeals
January 4, 2006**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Lloyd Martin took roll call as follows:

Chairman Jerry Uebelhor	-Present	Randy Mehringer	-Present
Vice Chairman Jim Blessinger	-Present	Bob Wright	-Present
Secretary Lloyd Martin	-Present	Bldg. Comm. Dave Seger	-Present
Bob Cook (New Member)	-Absent	Atty Sandy Hemmerlein	-Present

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the January 4, 2005 Regular Meeting and were reviewed. Vice Chairman Jim Blessinger made a motion to approve the minutes as mailed. Bob Wright seconded it. Motion carried 5-0.

ELECTION OF OFFICERS FOR 2006

Randy Mehringer nominated the existing officers to continue their positions for 2006; Jerry Uebelhor as Chairman, Jim Blessinger as Vice Chairman and Lloyd Martin as Secretary.

Vice Chairman Lloyd Martin made a motion to close the nominations. Bob Wright seconded it. Motion carried 5-0.

With no more discussion, the existing officers were re-appointed unanimously.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Gregory M. Renner for a special exception to allow a Home Occupation (Wood Working Shop)

Greg Renner was present to request a special exception to allow a Home Occupation (wood working shop) at his property located at 1903 and 1905 W. Schuetter Road.

The public hearing was tabled last month to allow Mr. Renner to speak with adjacent property owner, Tom Eversman, about his plans for the proposed home occupation. A letter written by Mr. Eversman stated that he was out of town and had not seen or discussed any plans with Mr. Renner.

Mr. Renner said he plans to have a woodworking shop, mostly for his personal use and for some small projects for his home-remodeling business. The majority of his work would be performed at the customer's job site.

Tom Eversman, adjacent property owner, appeared before the Board to share his concerns regarding Mr. Renner's plans. One of his main concerns is the septic system on Mr. Renner's property. He argued that Mr. Renner's sewage is running into a pond located on his land.

Mr. Eversman said he filed a complaint with the Dubois County Health Department regarding the proposed property. He suggested that Building Commissioner Dave Seger rescind the building permit until Mr. Renner's house is inspected.

After much discussion, Mr. Renner was advised that he could start construction on his accessory building; however, the special exception would be tabled until the March meeting. This would allow Mr. Renner to meet with the Health Department and resolve any existing septic problems.

Vice Chairman Blessinger made a motion to table the public hearing until the March meeting. Bob Wright seconded it. Motion carried 5-0.

Petition of BR Associates, Inc., for a special exception to allow a drive-in business in a B-1 (Business) zone.

Bob Ruckriegel, President of BR Associates, and Carol Meyer, real estate manager for the company, were present to request a special exception to allow a drive-thru business in a B-1 (Business) zone. The proposed property is located at 3565 Newton Street, formerly Bob Evan's Restaurant.

Plans are to move the existing Wendy's Restaurant at 3085 Newton Street to the new location. Remodeling of the building would begin in the next few weeks with completion expected in May.

There were no remonstrators present. After some discussion, Vice Chairman Blessinger made a motion to close the public hearing. Secretary Martin seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a special exception to allow a drive-thru business in a B-1 (Business) zone, 3565 Newton Street. Vice Chairman Blessinger seconded it. Motion carried 5-0.

Petition of J. Daniel Richardson III (applicant) and George Joseph Loepker (tract owner)
for a special exception to allow a medical clinic in a residential zone.

Surveyor Ken Brosmer was present on behalf of J. Daniel Richardson III and his wife, Dr. Jennifer Richardson, to request a special exception to allow a medical clinic at 3404 Newton Street.

Dr. Jennifer Richardson plans to operate her family practitioner business at the proposed location. She would employ a nurse and a receptionist.

Access to the clinic would be from 34th Street. There would be enough parking in the existing driveway for the employees and additional parking on the west side for Dr. Richardson's patients; approximately 25 per day.

Terry Weisheit, of 135 E. 34th Street, appeared before the Board to voice his concern regarding the special exception. Mr. Weisheit argued that the medical clinic would increase the traffic in the area.

After some discussion, Vice Chairman Blessinger made a motion to close the public hearing. Secretary Martin seconded it. Motion carried 5-0.

Bob Wright made a motion to grant a special exception to allow a medical clinic at 3404 Newton Street, specifically operated by Dr. Jennifer Richardson. Vice Chairman Blessinger seconded it. Motion carried 5-0.

With no further discussion, Vice Chairman Blessinger made a motion to adjourn the meeting. Bob Wright seconded it. The motion carried 5-0, and the meeting was adjourned at 7:58 p.m.

Jerry Uebelhor, Chairman

Lloyd Martin, Secretary

Kathy M. Pfister, Recording Secretary